

Prepared by/Return to:
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BK 0430 PG 0426

STATE MS. - DESOTO CO. ^{SC}
FILED ¹²

OCT 16 9 58 AM '02

Jack R. Freeman, ET UX,

Grantors

TO

Brian Craig Rowan, ET UX

Grantees

BK 430 PG 426
W.E. DAVIS CH. CLK.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, we, **Jack R. Freeman and M. Kathleen Freeman**, Grantors, do hereby grant, bargain, sell, convey and warrant unto **Brian Craig Rowan and Kristi Yvonne Rowan**, Grantees, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in the County of De Soto, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 6A, First Revision to Lot 6, Professional Village of Crumpler Place, situated in Section 32, Township 1 South, Range 6 West, DeSoto County, Mississippi, according to a map or plat thereof which is on file and of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi, in Plat Book 46 at Page 25, reference to which is hereby made in aid of and as a part of this description.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of the City of Olive Branch, De Soto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants of record found in Book 283, Page 642; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 46, pages 25 and/or elsewhere, of the records of De Soto County, Mississippi; and subject to taxes for the year 2002 and all subsequent years.

Taxes for the year 2002 are being pro-rated on an estimated basis as part of this closing, Grantors shall be liable and responsible to Grantees for any shortage in such amount which may be determined upon publication of said taxes. Grantees, their heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signatures of the Grantors on this the 11th day of October, 2002.


Jack R. Freeman


M. Kathleen Freeman

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Jack R. Freeman and M. Kathleen Freeman**, who acknowledged to me that they executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 11th day of October, 2002.



[Signature]
NOTARY PUBLIC

Grantors:
Jack R. Freeman &
M. Kathleen Freeman

Grantees:
Brian Craig Rowan &
Kristi Yvonne Rowan

Address:

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OLIVE BRANCH, MS 38654

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